# AVAILABILITIES

<table>
<thead>
<tr>
<th>Available Floors</th>
<th>SF</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entire Floor 31</td>
<td>8,496</td>
<td>Built Space. Full-Floor Presence. Exceptional NYC Views.</td>
</tr>
<tr>
<td>Partial Floor 24</td>
<td>3,651</td>
<td>Built Space. Corner Office. Exceptional West, South, and Easterly Views.</td>
</tr>
<tr>
<td>Partial Floor 24</td>
<td>1,193</td>
<td>Built Space. Corner Office. Great Views.</td>
</tr>
<tr>
<td>Partial Floor 19</td>
<td>3,031</td>
<td>Built Space. Direct Elevator Presence.</td>
</tr>
<tr>
<td>Partial Floor 15</td>
<td>4,834</td>
<td>High-End Prebuilt.</td>
</tr>
<tr>
<td>Partial Floor 15</td>
<td>4,675</td>
<td>High-End Prebuilt. Exposed Ceilings.</td>
</tr>
<tr>
<td>Partial Floor 10 DurstReady</td>
<td>2,246</td>
<td>Premium Move-In Ready Office Space. Can Be Combined with Adjacent Suite.</td>
</tr>
</tbody>
</table>

# PROPERTY OVERVIEW

Located one block from Grand Central Terminal along Midtown’s highly desirable Third Avenue commercial corridor, 675 Third Avenue offers sweeping city and river views through newly replaced energy-efficient windows. Recent capital improvements also include a landscaped entry plaza with zinc-green wall, renovated lobby, and redesigned elevator cabs.

# MAJOR TENANTS

Consumer Reports; Douglas Elliman; The Execu/Search Group; Gerner Kronick + Valcarcel; International Trademark Association
OVERVIEW
BUILDING OWNER & MANAGER
The Durst Organization

LEASING CONTACTS
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YEAR COMPLETED
1966

CAPITAL IMPROVEMENTS
A recently completed $30+ million capital improvement program introduced new windows building-wide, upgrades to current induction units, a new plaza with a zinc green wall feature; an updated building lobby, and redesigned elevator cabs.

ARCHITECT
Emery Roth & Sons

LOCATION
Northeast corner of East 42nd Street and Third Avenue.

PROXIMITY TO MASS TRANSIT
Grand Central Terminal: 4, 5, 6, 7, E, and S subways. Metro North trains; M42, M101, M102, M103, M15, SBS buses

BUILDING HEIGHT
365 feet

STORIES
32

SLAB TO SLAB HEIGHT
11’4”

FLOOR PLATES
Low: Approx. 18,300 SF
Mid: Approx. 10,500 SF
Tower: Approx. 8,500 SF

TENANT ACCESS
Security for the building is provided by electronic security systems, proximity cards for building access control and CCTV. The lobby is staffed 24/7 by either a licensed security guard and/or a building staff member. All buildings are centrally monitored by our security Command Center, which is staffed 24/7 by licensed security personnel. All loading docks are staffed by security personnel whenever in operation.

STANDARD HOURS OF OPERATION
The on-site property management office is open 8:30 AM to 5:30 PM, Monday through Friday. Building hours are 8:00 AM to 6:00 PM, Monday through Friday.

PASSENGER ELEVATORS
Six modernized elevators

FREIGHT ELEVATORS
One freight elevator: 8’11”h x 6’2”w x 5’9”d
Entrance: 3’4” x 7’

DELIVERIES/LOADING DOCK
The loading dock is located at 202 East 43rd Street. Freight hours are Monday through Friday, 9:30 AM to 12:00 PM and 1:00 PM through 4:30 PM.

SUSTAINABILITY
• New windows and perimeter induction units greatly increase tenant comfort and energy efficiency
• EPA Water Sense-labeled new plumbing fixtures promote water efficiency
• LEED Gold certification under LEED v4 Existing Buildings: Operations and Maintenance
• Tenant recycling program and organics collection program for composting
• Use of green cleaning products, equipment, and strategies to promote a healthier work environment
• Renewable wind power is purchased to offset 100% of the building’s electricity use
• Green roofs and exclusive outdoor terraces
• New outdoor plaza featuring a zinc green wall

POWER AND UTILITIES
HVAC
Heating is provided by Con Edison steam. Heat exchangers convert the steam to hot water, which is supplied to recently upgraded coils in the central fan rooms and perimeter induction units. The air conditioning system is a central-fan constant-volume type consisting of two refrigeration machines with capacities of 500 tons each. The main mechanical room is located in the basement and the central fan rooms are located on the 7th and 32nd floors. The cooling tower has a capacity of 1,700 tons.

LIFE SAFETY
A 350kW voluntary diesel generator on the Third Avenue setback of the second floor supports life safety and the required standby loads — including the fire alarm system, egress/stair lighting, house pumps, secondary hot water pumps, one low rise elevator, one high rise elevator, sump/ejector pumps, and building management system — in the event of power loss.

ELECTRICAL SYSTEM
Con Edison delivers electrical power to the building via a second contingent, 120/208V spot network located in the sidewalk vault. The service is made up of two 4,000-amp service take-offs that feed the building’s service switchgear (replaced in 2013). Power is then distributed throughout the building via pipe and wire risers.

The building’s electrical distribution system is continuously maintained in accordance with national testing standards and applicable codes to provide the highest level of reliability. It is equipped with a sophisticated, web-enabled electrical sub-metering system that is used for tenant billing as well as system performance monitoring.

As standard tenant on-boarding procedure, in-house electrical engineers analyze new tenant designs and requirements to ensure sufficient electrical distribution is provided in accordance with the lease terms and building rules and regulations.
TELECOMMUNICATIONS
The Durst Organization offers its tenants a wide range of telecommunication providers. Service providers currently available at 675 Third Avenue include:

- Wireless: AT&T and Verizon Wireless
- Telephone: Verizon
- Internet: Cogent Communication, Crown Castle, Astound Broadband Powered by RCN, and Spectrum
- Television: RCN and Spectrum
PROPERTY HIGHLIGHTS
ENTRY PLAZA & ZINC-CLAD GREEN WALL

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PROPERTY HIGHLIGHTS

RENOVATED LOBBY

BUILDING-WIDE WINDOW REPLACEMENT

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CORE & SHELL PLAN
ENTIRE FLOOR 31

East 43rd Street

East 42nd Street

Third Avenue

8,496 SF
AS-BUILT PLAN
ENTIRE FLOOR 31

8,496 SF

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6,213 SF
AS-BUILT PLAN
PARTIAL FLOOR 24

3,651 SF
675 THIRD AVENUE
PARTIAL 23RD FLOOR, SUITE 2350  |  5,366 SF

PROPERTY IMAGES

AVAILABLE
- Available Q1 2024

FEATURES
- Premium Move-In Ready Office Space
- Blended Open and Private Office Layout
- Fully Furnished with Knoll Furniture
- Sit/Stand Desks
- LED Lighting
- Fully Wired

PLAN DETAILS
WORKSPACE
- Workstations 12
- Executive Office 1
- Private Offices 4
- Reception 1
- **TOTAL** 18

COLLABORATION SPACE
- Breakout Space 1
- Conference Room 1
- Meeting Room 1

PLANNED SUPPORT
- Pantry 1
- IDF Room 1
- Wellness Room 1
- Phone Booth 1
675 THIRD AVENUE
PARTIAL 23rd FLOOR, SUITE 2300 | 3,214 SF

PROPERTY IMAGES
BUILDING EXTERIOR
LOBBY

AVAILABILITY
• Available Q1 2024

FEATURES
• Premium Move-In Ready Office Space
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS
WORKSPACE
<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Workstations</td>
<td>6</td>
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<tr>
<td>Executive Office</td>
<td>1</td>
</tr>
<tr>
<td>Private Offices</td>
<td>2</td>
</tr>
<tr>
<td>Reception</td>
<td>1</td>
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<tr>
<td>TOTAL</td>
<td>10</td>
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COLLABORATION SPACE
<p>| | |</p>
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<tr>
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<tbody>
<tr>
<td>Breakout Space</td>
<td>1</td>
</tr>
<tr>
<td>Conference Room</td>
<td>1</td>
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PLANNED SUPPORT
<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Pantry</td>
<td>1</td>
</tr>
<tr>
<td>IDF Room</td>
<td>1</td>
</tr>
<tr>
<td>Phone Booth</td>
<td>1</td>
</tr>
</tbody>
</table>

LAUREN FERRENTINO
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ERIC ENGELHARDT
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EEngelhardt@durst.org

DURSTREADY.COM
675 THIRD AVENUE
ENTIRE 23RD FLOOR | 8,580 SF

PROPERTY IMAGES

AVAILABILITY
• Available Q1 2024

FEATURES
• Premium Move-In Ready Office Space
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS
WORKSPACE
Workstations 18
Executive Offices 2
Private Offices 6
Reception 1
TOTAL 27

COLLABORATION SPACE
Breakout Spaces 2
Conference Rooms 2
Meeting Room 1

PLANNED SUPPORT
PANTRIES 2
IDF Rooms 2
Phone Booths 2
Wellness Room 1
3,031 SF

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AS-BUILT PLAN
ENTIRE FLOOR 17

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Third Avenue

East 43rd Street

East 42nd Street

10,685 SF
PREBUILT PLAN
PARTIAL FLOOR 15

PLANNED WORKSPACE

<table>
<thead>
<tr>
<th>WORKSPACE</th>
<th>POPULATION</th>
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</thead>
<tbody>
<tr>
<td>Office (14-122 SF)</td>
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<tr>
<td>Workstations</td>
<td>5</td>
</tr>
<tr>
<td>Reception</td>
<td>1</td>
</tr>
<tr>
<td>TOTAL</td>
<td>14</td>
</tr>
</tbody>
</table>

SUMMARY

RSF: 4,834
OCCUPANTS: 14
RSF/OCC: 345

4,834 SF

LEASING CONTACTS
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AS-BUILT PLAN
PARTIAL FLOOR 15

4,675 SF

East 42nd Street

Third Avenue
675 THIRD AVENUE
ENTIRE 14TH FLOOR | 10,235 SF

PROPERTY IMAGES

AVAILABILITY
• Available November 2023

FEATURES
• Premium Move-In Ready Office Space
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS

WORKSPACE
Private Offices 2
Workstations 61
Reception 1
TOTAL 64

COLLABORATION SPACE
Conference Rooms 3

PLANNED SUPPORT
Pantry 1
IDF Room 1
LEASING CONTACTS
Ashlea Aaron
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10,280 SF

East 43rd Street

Third Avenue

East 42nd Street
675 THIRD AVENUE
PARTIAL 10TH FLOOR, SUITE 1000 | 5,077 SF

PROPERTY IMAGES

AVAILABILITY
• Available Now

FEATURES
• Premium Move-In Ready Office Space
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS
WORKSPACE
Workstations 12
Executive Offices 2
Private Offices 4
Reception 1
TOTAL 19

COLLABORATION SPACE
Breakout Spaces 2
Conference Room 1

PLANNED SUPPORT
Pantry 1
IDF Room 1
Wellness Room 1
675 THIRD AVENUE
PARTIAL 10TH FLOOR, SUITE 1010 | 2,246 SF

PROPERTY IMAGES

AVAILABILITY
• Available Now

FEATURES
• Premium Move-In Ready Office Space
• Blended Open and Private Office Layout
• Fully Furnished with Knoll Furniture
• Sit/Stand Desks
• LED Lighting
• Fully Wired

PLAN DETAILS

WORKSPACE
Workstations 4
Private Offices 3
TOTAL 7

COLLABORATION SPACE
Conference Room 1

PLANNED SUPPORT
Pantry 1
IDF Room 1

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